

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

December 18, 2006

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Acting Chairman Mark Zorensky presiding. Upon roll call, the following responded:

Present

Mark Zorensky, Acting Chairman
Michael A. Schoedel, City Manager
Steve Lichtenfeld, Aldermanic Representative
James Liberman
Debbie Igielnik
Marc Lopata

Absent:

Harold Sanger, Chairman (Note: arrived at 6:00 p.m.)

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Acting Chairman Zorensky welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES – MEETINGS OF NOVEMBER 27TH AND DECEMBER 4TH, 2006 PLAN COMMISSION/ ARCHITECTURAL REVIEW BOARD

The minutes of the meetings of November 27, 2006 and December 4, 2006 were presented for approval. The minutes were approved after having been previously distributed to each individual member.

BOUNDARY ADJUSTMENT – 814 AUDUBON/37 CRESTWOOD/41 CRESTWOOD

No one was in attendance at the meeting to make the presentation.

Catherine Powers asked that this item be postponed until the end of the meeting in the event that someone appears to make the presentation.

Acting Chairman Zorensky agreed.

ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE –
28 BROADVIEW (CONTINUED)

Mr. Dave Mastin, project architect, was in attendance at the meeting.

Catherine Powers indicated that the following revisions to the plans have been made since the meeting of December 4th: the light tan brick has been changed to a darker tone of browns, tan and reds. The applicant is also proposing to use an imitation slate roof instead of the previously proposed slate line asphalt roof. Other revisions made to the plans include:

1. Elimination of the stucco on the front façade;
2. Brick to the roofline with soldier courses below the first and second floor window line and the roofline to add detail and interest;
3. Lowered the roofline on the west side of the property for a stepped effect;
4. Simplified the roof design to provide a more traditional appearance;
5. Lowered the roof pitch to 6/12 and expanded the roofline to provide overhangs;
6. A curved walkway is now incorporated;
7. The trim has been changed to limestone rather than the proposed pre-cast product;
8. Windows have been changed to double hung with simulated divided light; and

Mr. Mastin presented samples of the roofing material (Lamorite by Tamco) and the darker brick (Brick Stone by Richards Brick). Other samples/colors presented were: stone trim, Pella wood clad window (color Taupe) and stucco. Mr. Mastin indicated that a darker mortar will be used.

Debbie Igielnik commented that as a resident of Claverach Park, she heard some neighbors have indicated they are pleased with the home and approve the revisions.

Ms. Elizabeth Bernhardt, 60 Claverach Dr., reiterated the desire to preserve the existing structure. She stated the new house should be equal to or better than the existing. She stated the proposed residence offers a downgrade of materials and that the house, in relation to lot size, is unprecedented in the neighborhood. Ms. Bernhardt stated that she conducted a survey of the larger lots in the neighborhood comparing house size to lot size and came up with the following ratios:

60 Claverach – 14%
50 Crestwood – 13%
40 Hillvale- 14%
55 Broadview – 14%
7146 Wydown – 14%

A copy of the survey results and identification map was provided to the members and staff.

Ms. Bernhardt commented that the house to lot ratio of the existing house at 28 Broadview is 16% whereas, the new house to lot ratio is 30%. She asked that the front façade of the house be preserved or that the project be tabled for a period of one year.

Mr. Jeff Melly, 63 Crestwood, asked if color renderings depicting the new brick and roof were available.

Mr. Mastin replied “no”.

Mr. Melly commented that there is only one other home with the original front entryway and that this is a unique situation with the service entrance door on the front façade. He asked that consideration be given to relocating the service door to the side.

Mr. Dean Bradley, 30 Broadview, indicated that from the inception of this project, there has been a concern regarding the boundary line in that its location does not agree with the boundary survey he personally had performed by Stock and Associates. He stated that his insurance company has indicated that they will not insure the boundary and asked that the line be relocated to correspond with the line as shown on his survey. He stated that he was originally told by Mr. Mastin that the line would correspond to that of his survey but that has not happened. He stated therefore, there is still a boundary line disagreement. He asked about the drainage situation as well.

Catherine Powers stated that the drainage plan was reviewed and approved through the site plan review process and that the Public Works Department has also approved the drainage plan. She stated that as far as the boundary line is concerned, that is a civil matter.

Mr. Bradley again asked that the boundary line be changed so as to make his boundary survey the official survey.

Kevin O’Keefe stated that if the City were to agree to change the boundary line, the City would then be making the decision as to whose survey is accurate which is not something the City does. He reiterated that the site plan process was already conducted and the site plan previously approved by this Board.

Mr. Dave Davis, 40 Broadview, asked if the limestone is cast or cut.

Mr. Mastin replied “cut”.

Mr. Davis then asked about various colors being proposed for the residence.

Mr. Mastin reviewed the colors and samples with Mr. Davis.

Mr. Davis commented that the architect did not address the location of the service door, the pier in the back or the color of the rear deck. He stated this house is huge by comparison; small lot, large house, but understands that it meets City standards. He commented that there are overall survey data discrepancies in Claverach Park as a result of varying baselines. He asked that the Board set a standard for the survey baselines.

Acting Chairman Zorensky asked staff if the site coverage for this project meets Code.

Catherine Powers replied “yes”. She stated that the City does not have the power to re-plat Claverach Park or anywhere else in the City. She referred to the boundary adjustment application on this evening’s agenda indicating that it is a minor adjustment that all affected owners agree to, not a boundary dispute.

Mr. Davis stated he is not requesting a re-platting of Claverach Park; that he is simply proposing a baseline run from Wydown to Big Bend for key markers.

Acting Chairman Zorensky stated that is beyond our jurisdiction.

Mike Schoedel commented that boundary issues are common in old cities and agrees it is a challenge and that is why it is encouraged to work with neighbors.

Being no further questions or comments, Debbie Igielnik made a motion to approve as revised (submitted). The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

ARCHITECTURAL REVIEW – ADDITION/RENOVATION TO SINGLE FAMILY RESIDENCE – 6383 ELLENWOOD

Mr. David Pape, project architect, was in attendance at the meeting.

Catherine Powers indicated that this is a request associated with the construction of a one-story, 18 foot in height, 929 square foot addition to the rear of the existing 4,460 square foot residence and the construction of a 182 square foot detached accessory structure to be used for storage. The plans indicate that a portion of the existing structure is to be removed to accommodate the new addition. Combined, the project is less than 50% of the total square footage of the existing residence; therefore, site plan review is not required. The plans also show the removal of a swimming pool, pergola and the addition of a large exposed aggregate parking area to be located in the rear yard. The exterior of the Mediterranean-style home is stucco with a red clay tile roof. The addition will incorporate stucco and a clay tile roof to match existing. Decorative pilasters and panel molds are incorporated into the design. Windows will be casement, putty in color to match existing. The garage door will be a carriage style, putty in color. The accessory structure is proposed to be off-white stucco with a red clay tile roof to match the primary residence. Double-hung divided light windows with shutters and planter boxes are proposed. A decorative wood overhead door will provide access to the storage building. The location of the HVAC units and trash storage are located on the east side of the residence and screened with a brick wall. A generator will be added, requiring the brick wall to be extended to match. One large mulberry tree will be removed to accommodate the proposed storage building. The owner indicates that this tree is a hazard and is in poor condition; replacement trees are not proposed due to the impacted tree’s condition. Catherine indicated that the addition and accessory structure blends well with the existing residence and while a new large parking/turn around area is proposed at the rear of the property is being proposed, provisions have been made to handle storm water by piping storm water to a sewer. Catherine stated that staff’s recommendation is to approve with the condition that the applicant provide a report from a certified arborist indicating the subject mulberry tree is in poor condition or that they provide a landscape plan for staff review and approval accounting for the replacement caliper inches.

Mr. Pape stated that the accessory structure will be stucco to match. He indicated that the one story addition will provide for a larger family room and that a portion of the existing family room and garage will be removed to accommodate this addition.

A site plan was presented.

Note: 6:00 p.m. Chairman Harold Sanger arrived.

Mr. Pape stated that the driveway is being extended to provide a turn-around area in the back. The existing shed will be demolished and replaced with the new shed (accessory structure). He stated all materials will match existing. He stated that the bricks will be salvaged and used to match existing. He stated that slowly, all windows in the home will be replaced as needed. He stated that the wall on the side of the driveway will be all brick.

Jim Liberman questioned how 4,000 square feet was calculated when there are only 4 rooms on the first floor. He stated they must be large rooms.

Mark Lopata asked the size of the new generator.

Mr. Pape indicated that he did not know yet.

Marc Lopata asked the size of the A/C unit.

Mr. Pape indicated that he did not know.

Marc Lopata commented that the manufacturer generally calls for a 4' clearance around the unit.

Mr. Pape stated the unit could be turned diagonal to meet that requirement.

A brief discussion regarding the generator took place. Mr. Pape stated it will only be used in an emergency outage situation.

Mr. Pape informed the members that the one mulberry tree will be removed to accommodate the new accessory structure. He stated he has a letter from a tree service company indicating the need for the removal of this tree.

Chairman Sanger asked that Mr. Pape provide the letter to staff.

Being no further questions or comments, Debbie Igielnik made a motion to approve per staff recommendation. The motion was seconded by Jim Liberman and unanimously approved by the Board.

Chairman Sanger asked if there was anyone in the audience to present the boundary adjustment proposal for 814 Audubon, 37 Crestwood and 41 Crestwood.

No one was present to present the proposal.

Steve Lichtenfeld made a motion to table this item to the next meeting. The motion was seconded by Mark Zorensky and unanimously approved by the Board.

Jim Liberman asked about the Tejas construction (44 N. Brentwood).

Mike Schoedel indicated that the space was gutted over the weekend and that it looks bad. He stated staff is aware of the situation and has talked to them. He stated that the Tejas is the culprit; not Oceano Bistro.

Chairman Sanger confirmed that no one was in attendance to present the application for boundary adjustment for 814 Audubon, 37 Crestwood and 41 Crestwood.

There was a man in the audience representing the owner of 818 Audubon that was in attendance for the purposes of hearing the presentation.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:15 p.m.

Recording Secretary